



# Golden Plains Technology Park

Ordinance Nos. 210837, 210839, 210840 and 210841

Neighborhood Planning & Development Committee

September 22, 2021

# GOLDEN PLAINS TECHNOLOGY PARK

## Request

The Applicants request the Committee recommend approval of its applications to:

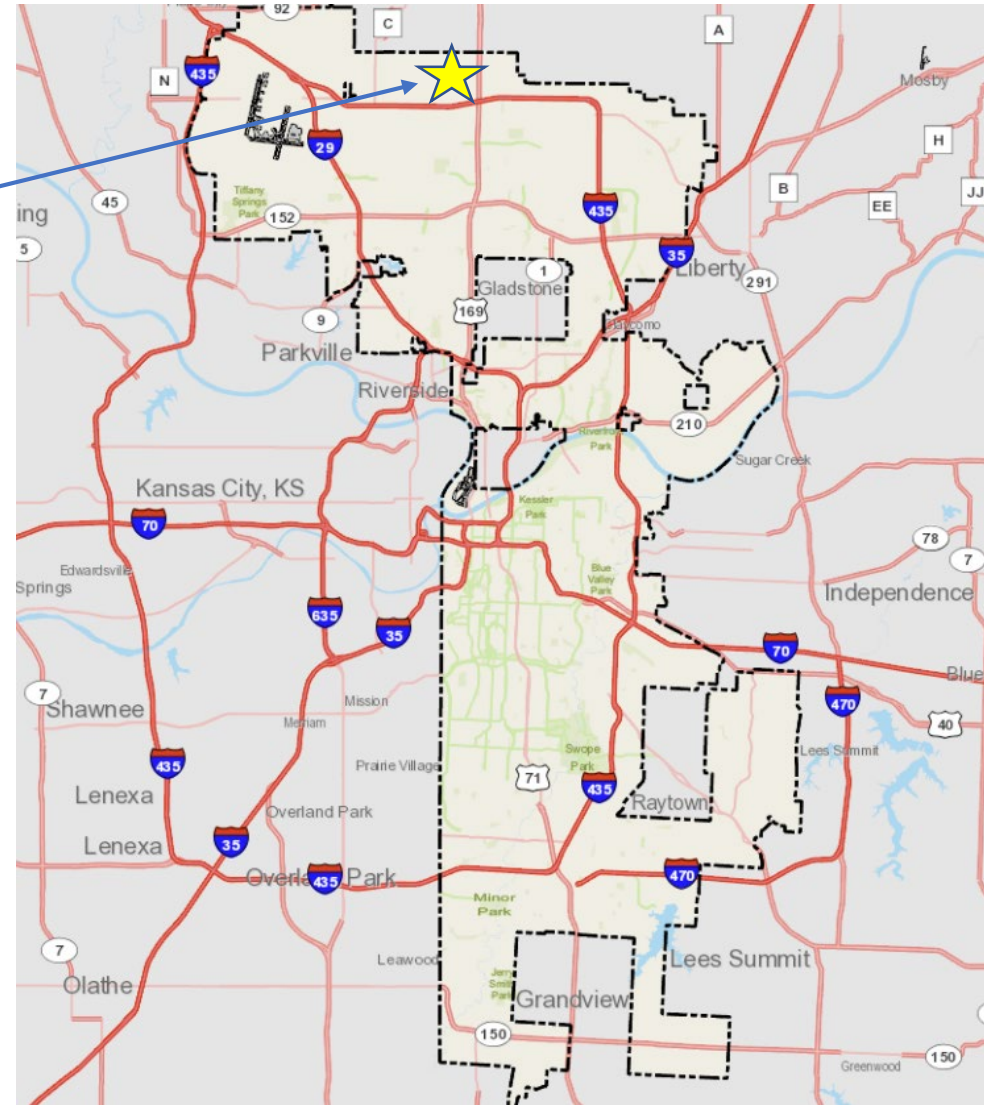
- Amend the Major Street Plan for the realignment of NW 128<sup>th</sup> Street and removal of a north-south road, running through the planned future development.
- Amend the KCI Area Plan for approximately 407 acres from Residential Low Density, Residential Medium Density, Mixed-Use Community, Mixed-Use Neighborhood and Open Space/Buffer to Light Industrial District.
- Amend the Gashland-Nashua Area Plan for approximately 474 acres from Residential Low Density to Light Industrial District.
- Approve a preliminary plat for Zone 3 of the Golden Plains Technology Park for approximately 375 acres.

# Project Location

Generally located at the northwest corner of Highway 169 and Interstate 435

Total project area for the Golden Plains Technology Park is approximately 882 acres.

Site

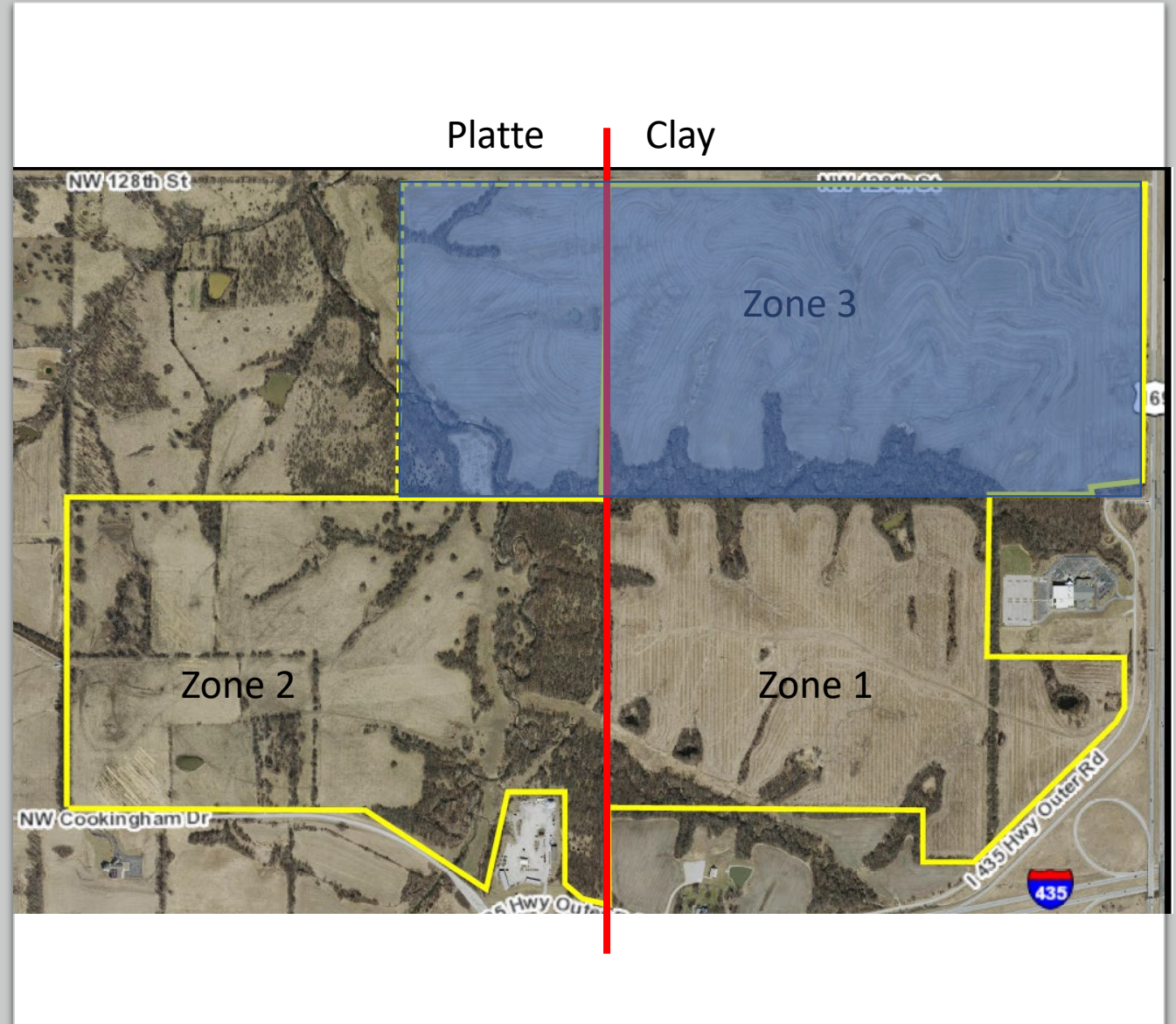


# Project Boundary

Bounded by NW 128<sup>th</sup> St. on the North, US 169 on the East, and Cookingham Dr. & I-35 on the South.

Platte and Clay county line crosses project area.

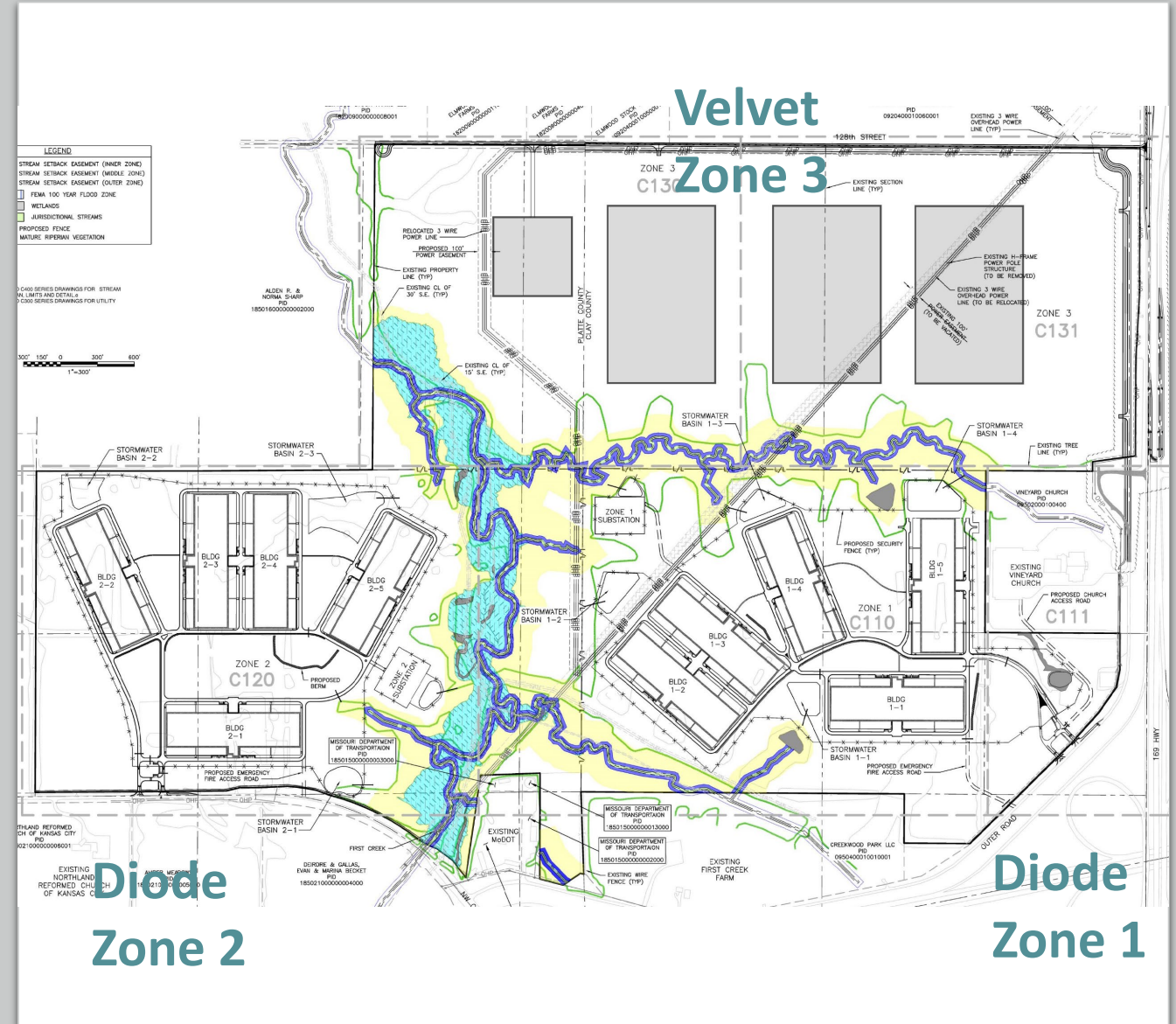
Velvet's Zone 3 located south of NW 128<sup>th</sup> St.



# Approved MPD Plan for Golden Plains Technology Park

C.S. Ordinance No. 200458 was approved on July 9, 2020 to rezone approximately 882 acres from Districts R-80 and AG-R to District MPD and approved an MPD Plan for the Golden Plains Technology Park.

3 Zones  
16 Buildings  
5,500,000 square feet



# Public Engagement

8/6/21- Letters mailed to adjacent property owners

8/17/21: Neighborhood Meeting (via Zoom)

8/18/21: Public Meeting Summary submitted to City Planning Department

# Meetings with the City

6/7/21: Pre-application meeting with Planning Services

7/29/21: Met with Xue Wood to review staff comments on prelim plat

8/11/21: Applicant and Staff DRC meeting

8/31/21: Met with Joe Rexwinkle and Diane Binckley to discuss plans

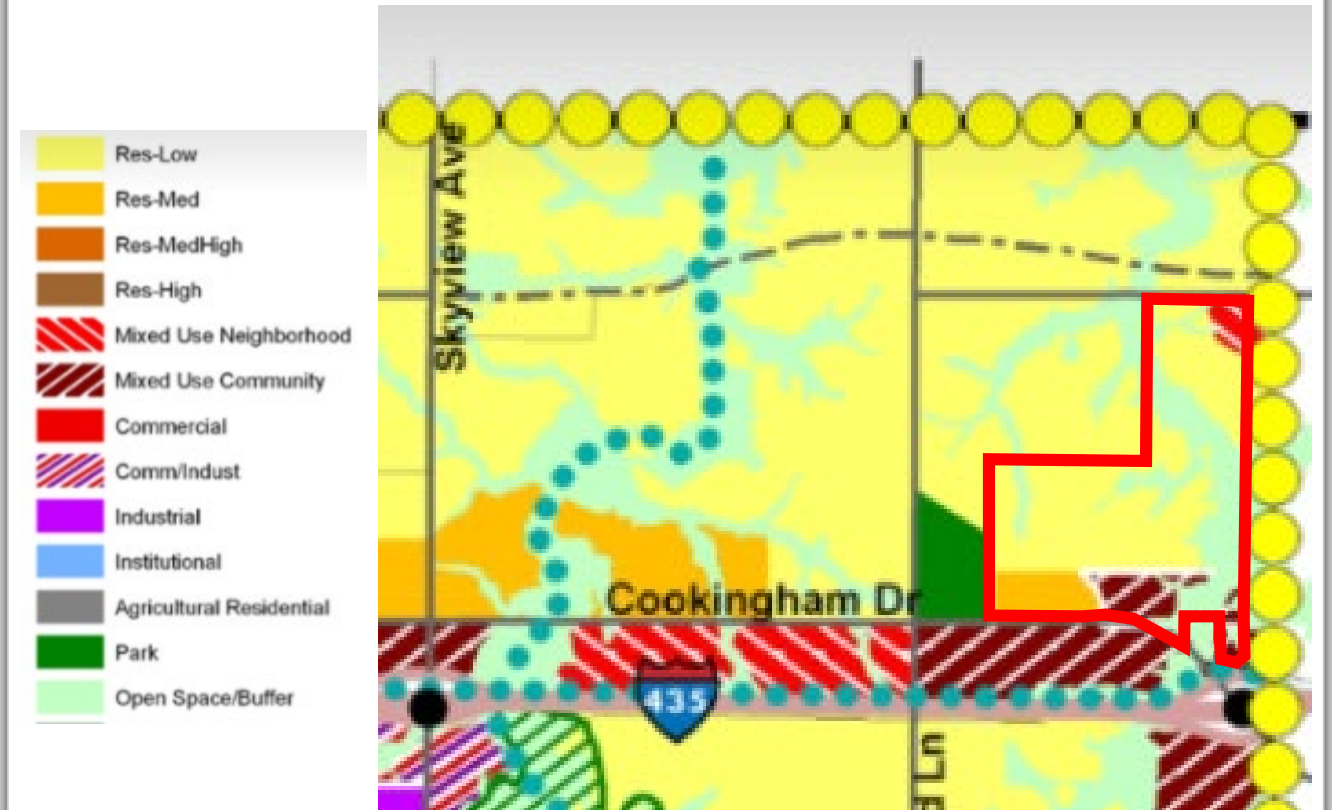




# KCI Area Plan

Boarded to the south by planned Mixed-Use Community and Res-Medium Density.

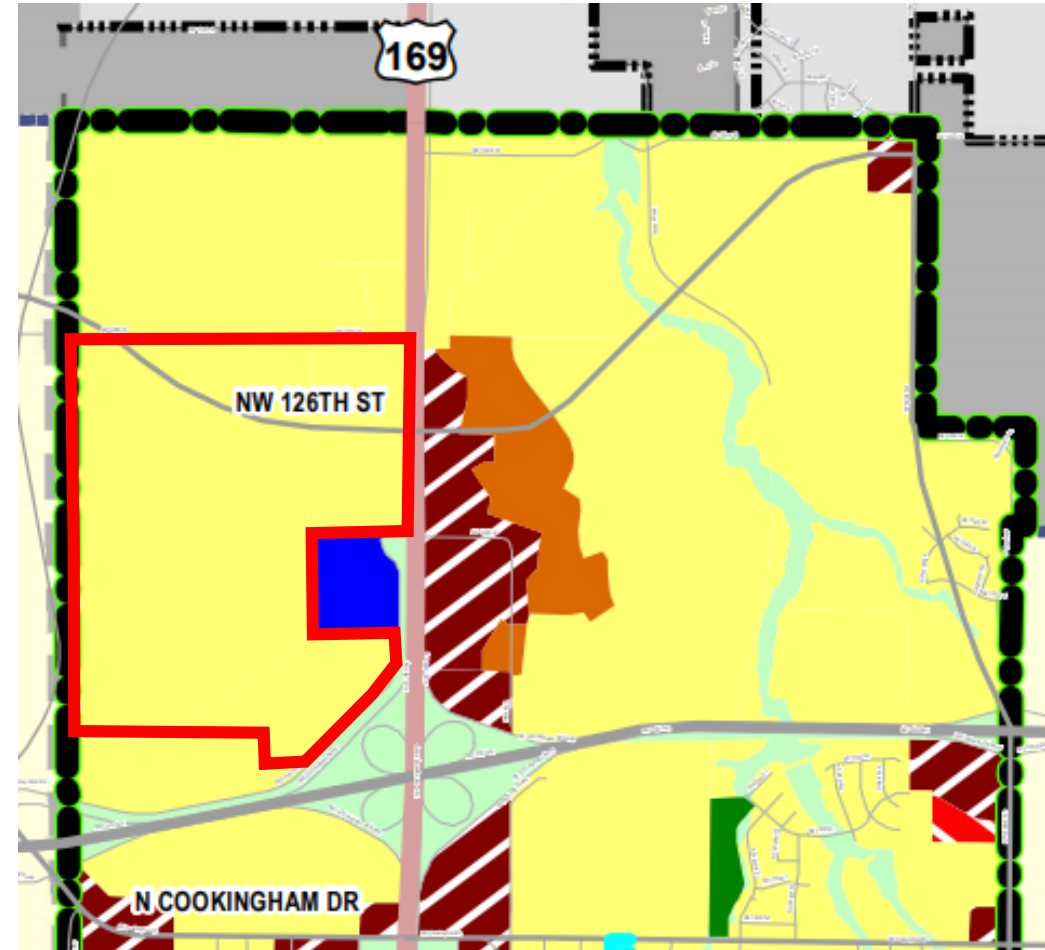
Boarded to the north, west, and east by planned Residential Low Density; current use is primarily agriculture.



# Gashland-Nashua Area Plan

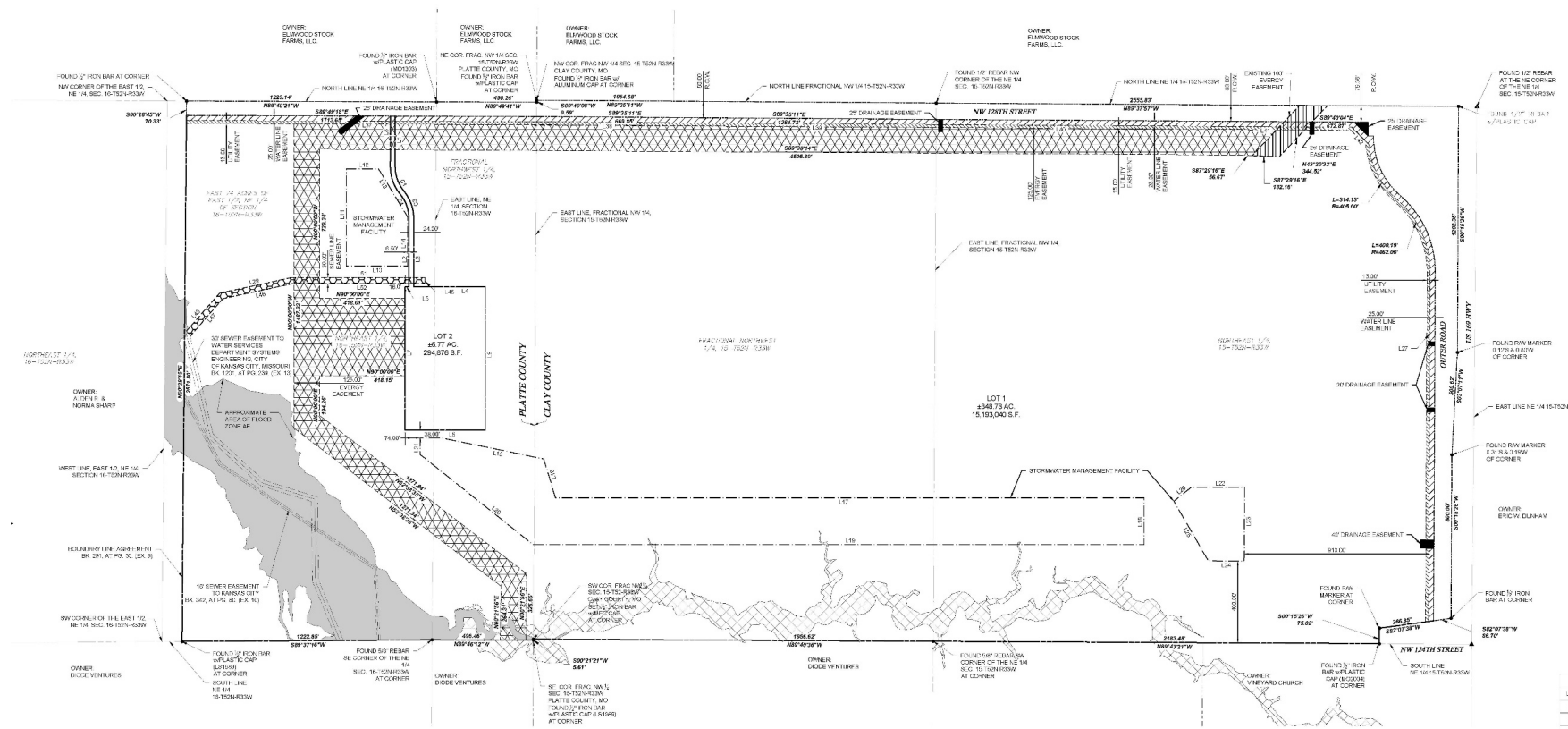
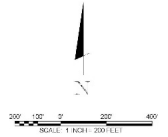
Boarded to the east by planned Mixed-Use Community defined as “variety of community serving retail sales or service uses of a higher intensity and larger scale than allowed in Mixed-Use Neighborhood.”

Boarded to the north, west, and south by planned Residential Low Density; current use is primarily agriculture.



- |                                 |                     |
|---------------------------------|---------------------|
| Residential Low Density         | Mixed Use Community |
| Residential Medium Density      | Institutional       |
| Residential Medium-High Density | Park                |
| Commercial                      | Open Space/Buffer   |
| Mixed Use Neighborhood          | Water               |

# Preliminary Plat



**LOT 2 LINE TABLE**

| Line # | Bearing      | Length  |
|--------|--------------|---------|
| L1     | S00°00'00" W | 246.99' |
| L2     | N00°00'00" E | 254.47' |
| L3     | S00°00'00" E | 334.47' |
| L4     | N00°00'00" E | 330.00' |
| L5     | N00°00'00" E | 18.00'  |
| L6     | N40°00'00" W | 340.00' |
| L7     | N00°00'00" E | 730.00' |
| L8     | N00°10'00" E | 346.00' |
| L9     | S00°00'00" W | 730.00' |

**LOT 2 CURVE TABLE**

| Curve # | Length  | Radius  | Chord   | Chord B | Chord C |
|---------|---------|---------|---------|---------|---------|
| C1      | 139.35' | 148.00' | 307.91' | 312.42' | 136.91' |
| C2      | 145.88' | 755.00' | 325.15' | 332.43' | 143.32' |
| C3      | 139.35' | 148.00' | 307.91' | 312.42' | 136.91' |

**SEWER EASEMENT LINE TABLE**

| Line # | Bearing      | Length  |
|--------|--------------|---------|
| S1     | N72°42'00" E | 381.77' |
| S2     | N41°15'00" E | 345.87' |
| S3     | S00°00'00" W | 30.00'  |
| S4     | N77°47'30" E | 348.62' |
| S5     | N41°15'00" E | 243.27' |
| S6     | N00°00'00" E | 851.04' |
| S7     | N00°00'00" E | 647.44' |

**WATER EASEMENT LINE TABLE**

| Line # | Bearing      | Length   |
|--------|--------------|----------|
| W1     | S00°00'00" W | 104.00'  |
| W2     | N89°48'15" E | 113.92'  |
| W3     | S89°39'11" E | 989.19'  |
| W4     | S89°39'11" E | 1284.72' |
| W5     | S89°39'11" E | 1441.60' |
| W6     | S48°37'57" E | 361.68'  |
| W7     | S48°37'57" E | 15.00'   |

**DRAINAGE EASEMENT LINE TABLE**

|     |              |          |
|-----|--------------|----------|
| D1  | S00°00'00" E | 40.00'   |
| D2  | N00°00'00" E | 298.44'  |
| D3  | N00°00'00" E | 475.38'  |
| D4  | N00°00'00" E | 107.79'  |
| D5  | S00°00'00" E | 243.00'  |
| D6  | N72°42'00" E | 308.42'  |
| D7  | N00°00'00" E | 292.54'  |
| D8  | N00°00'00" E | 228.18'  |
| D9  | N00°00'00" E | 2085.90' |
| D10 | S51°28'41" E | 706.40'  |
| D11 | S00°00'00" E | 81.50'   |
| D12 | S89°58'45" E | 263.74'  |
| D13 | S00°10'10" W | 381.10'  |
| D14 | N00°00'00" E | 165.79'  |
| D15 | N00°00'00" E | 337.00'  |
| D16 | N0°22'00" E  | 160.51'  |



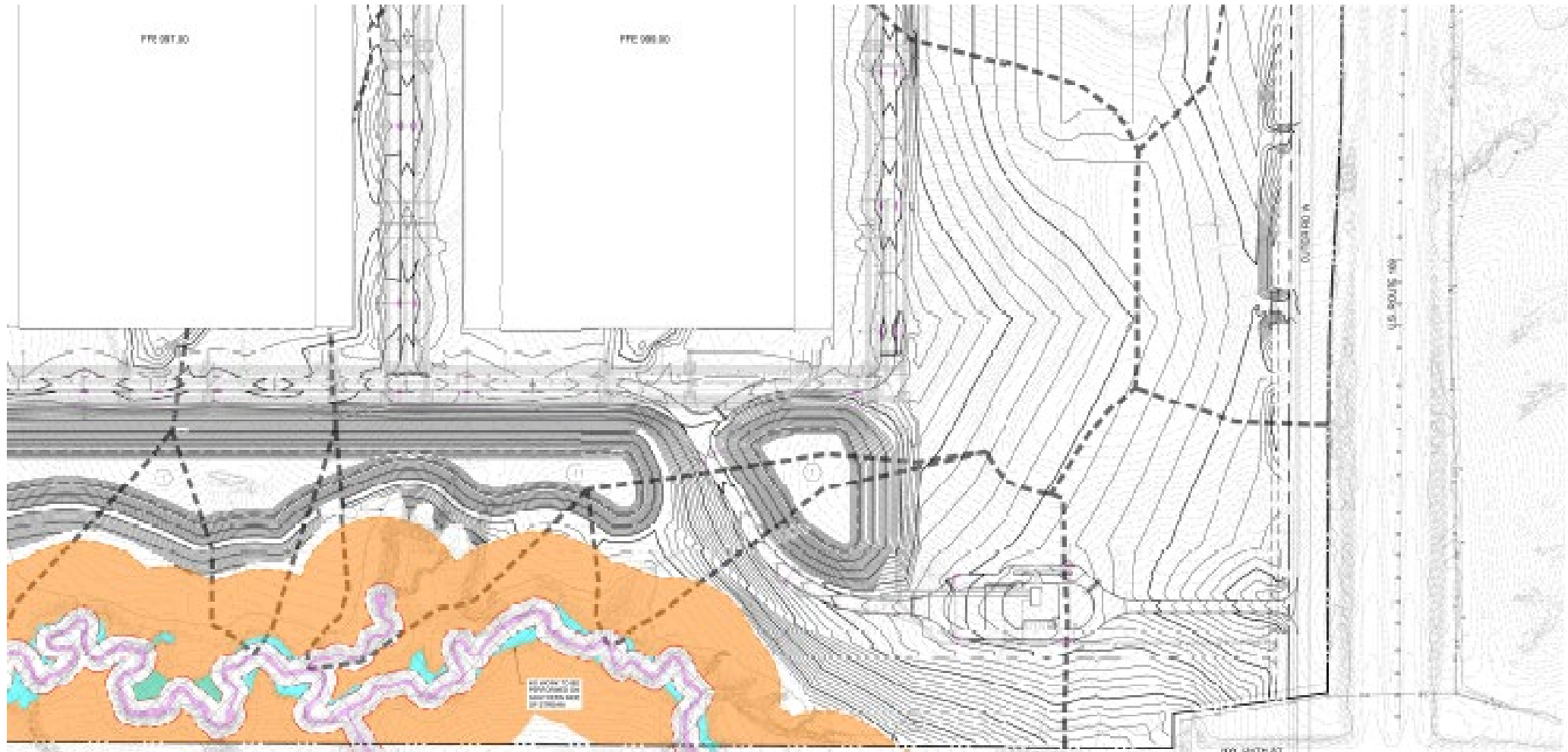
# Final Stream Buffer Plan



# Final Stream Buffer Plan – scale detail



# Final Stream Buffer Plan – scale detail

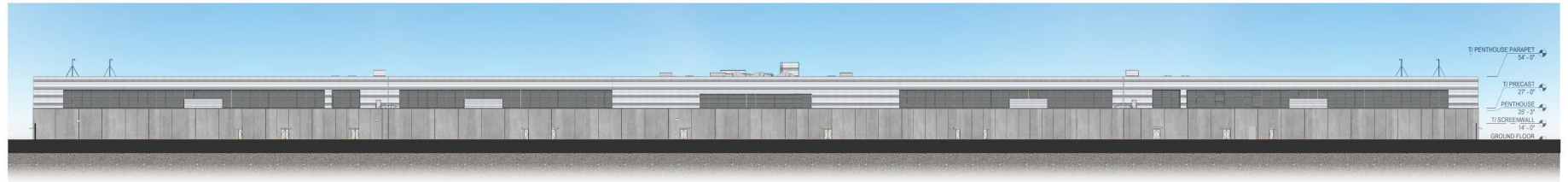


# Landscape Plan

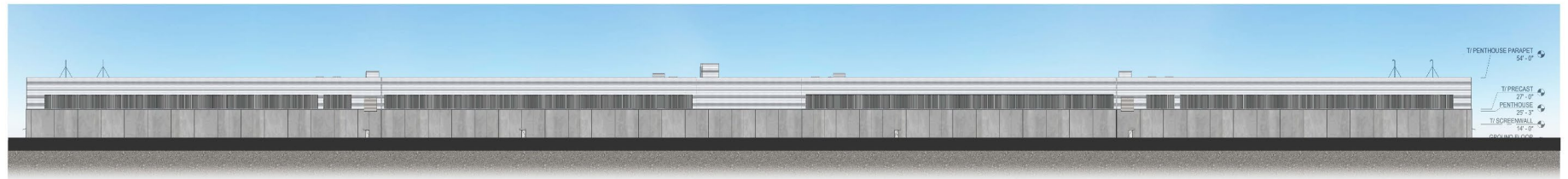




# Renderings



① TYPICAL EAST EXTERIOR ELEVATION - DATA HALL  
1/32" = 1'-0"



② TYPICAL WEST EXTERIOR ELEVATION - DATA HALL  
1/32" = 1'-0"



③ TYPICAL NORTH/SOUTH EXTERIOR ELEVATION - DATA HALL  
1/32" = 1'-0"

# Elevations



1 FUTURE STREET VIEW FROM U.S. ROUTE 169  
VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT. REFERENCE LANDSCAPE PLAN L10-0 FOR TREES



2 FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING SOUTH  
VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT. REFERENCE LANDSCAPE PLAN L10-0 FOR TREES



3 FUTURE STREET VIEW FROM U.S. ROUTE 169 LOOKING NORTH  
VIEW SHOWN AFTER 10 YEARS OF ESTABLISHMENT. REFERENCE LANDSCAPE PLAN L10-0 FOR TREES

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# Objections to Staff Recommended Conditions

Remove Condition #25 (Prelim Plat): The Developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.

Modify Condition #33 (Prelim Plat) and #31 (Final MPD Plan): Add a note to the ~~Preliminary Plat~~ Site Plan stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City.

Modify Condition #35 (Prelim Plat): The developer shall enter into a deferral agreement, to replace the current 8" water main, extending from I-435 outer road east then north along Hwy 169 to its terminus at the Vineyard Church, with a 16" transmission main, ~~prior to issuance of any certificate of occupancy for the structure in zone 2A or beyond per the approved development plan for the project,~~ as required by KC Water.